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February 24, 2003 LB 689

CLERK: 27 ayes, 0 nays, Mr. President, on the adoption of committee amendments.

SENATOR CUDABACK: Committee amendments are adopted. Anything else to the bill itself, Mr. Clerk?

CLERK: I have no further amendments to the bill at this time, Mr. President.

SENATOR CUDABACK: On the advancement of LB 689 to E & R Initial, Senator Kruse, followed by Senator Connealy.

SENATOR KRUSE: Thank you, Mr. President and members. I stand to oppose the bill. It's not a bad bill, but it's not going to do anything. In my previous life, I was responsible on several occasions to seek an evaluation of a church property. In fact, I've done that several dozen times. And I must assure you that that's not an enviable position to have. Any one of you could have that job gladly. It is an impossible job. There is not comparable sales for a church property. There's no way of knowing what it might be used for. And if it was used for something different than a church, then the valuation is going to change greatly. But insurance value doesn't give you a clue. We had properties that could not be sold for over \$10,000 that were insured for \$100,000. We had properties that could be rebuilt for less than the insurance value. This is not an area to give confidence to people who like an orderly life, I can assure you. And let me tell you about two of our sales. Usually we were getting a valuation trying to prepare for a sale of an abandoned property. One went as a hog house. We required that they change the shape of the windows and take off the steeple. But this was a hog house with a beautiful grand entrance of two double doors, engraved and all the rest. Another property, we turned down the offers, but we had several offers to turn it into a nightclub. They thought that would be a jazzy thing. This was a property that could not sell for any other purpose for over \$20,000, and we had offers of \$200,000 on it. If a property sells, if a church property sells, and I would suggest even a school property under Connealy's proposal, the valuation is going to change dramatically. The only thing